

12th Street Design Guidelines

Covington, Kentucky



Draft 2
March 2008

12th Street Design Guidelines

Covington, Kentucky

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Introduction

The design guidelines presented here fulfill one of the mitigation agreements for the impacts associated with proposed road work on 12th Street (KY 1120) in Covington, Kentucky. They shall apply to the rehabilitation of historic properties, new infill construction, landscape improvements and the development of a small linear park in the area of impact. The guidelines help to provide more detail about the unique issues that are associated with the highway project. These design guidelines are intended to supplement the city's official preservation guidelines, which are written to apply city-wide.

The guidelines help to provide more detail about some of the unique design issues that are associated with the highway project.

The guidelines should be used by any parties responsible for the rehabilitation of the exterior of the properties listed in the MOA and by others who are providing improvements along the corridor of 12th Street.

Relationship to Other Design Guidelines

These design guidelines are a compilation of those presented in the initial *12th Street Design Studies* and the *12th Street Corridor Redevelopment Plan* documents. In several cases the design guidelines provide more detail and supplementary images. Although many of the design concepts created for the south side of 12th Street in earlier documents have been compromised because of parcel constraints, the design guidelines should still apply. Where lots are too shallow to develop, linear parks conceptualized in earlier plans should be considered.

In addition to these documents, the following guidelines should apply to all applicable work in the area:

- The Secretary of the Interior's Standards & Guidelines for the Treatment of Historic Properties
- The Kentucky Heritage Council's Guidelines for the Historic Commercial District Streetscape Design
- The City of Covington Historic Preservation Guidelines

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•

CPTED Principles

Key principles for crime prevention should be employed in all projects. This is known as “Crime Prevention Through Environmental Design.”

The basic CPTED principles are these:

1. Locate open space, including parks, such that other activities frame them.
2. Orient buildings that abut the open space to overlook it, such that “eyes are on the street.”
3. Define the boundaries of park space with decorative fences and walls.
4. Install plant materials and fences that enhance the area while permitting views.
5. Provide adequate lighting to allow for safe walkways and to discourage inappropriate uses.

Urban Design Principles

Some basic principles of urban design also apply to the 12th Street properties:

- 1. Promote a mix of uses in order to enliven the area.**
 - Include residential, commercial and industrial uses.
 - This will promote use of the street throughout the day.
- 2. Create a street edge that encourages pedestrian activity.**
 - Design building fronts and landscapes to provide visual interest and establish a sense of human scale.
 - This will help to animate the area with desirable activities.
- 3. Preserve historic buildings, whenever feasible.**
 - These structures provide a link to the community’s heritage and help provide visual interest.
 - They also help to promote heritage tourism.
- 4. Encourage new development that respects historic development.**
 - New buildings should reflect the traditional mass and scale of historic structures, without directly imitating them.
- 5. Encourage continuing public and private investment in the area.**
 - A diversity of owners and users will help to maintain the area through continuing investment.
 - The area also should attract a variety of businesses and residents that can contribute to its revitalization.
- 6. Anchor corner sites with activities.**
 - Maintain a building on the corner of a block when feasible.
 - In other cases, provide an outdoor space with active uses.
- 7. Highlight pedestrian routes.**
 - Include decorative paving to define crosswalks.
- 8. Provide compatible transitions to established neighborhoods.**
 - Buildings should be compatible with existing neighboring structures.
 - * Also design pedestrian routes to link with those adjoining neighborhoods.

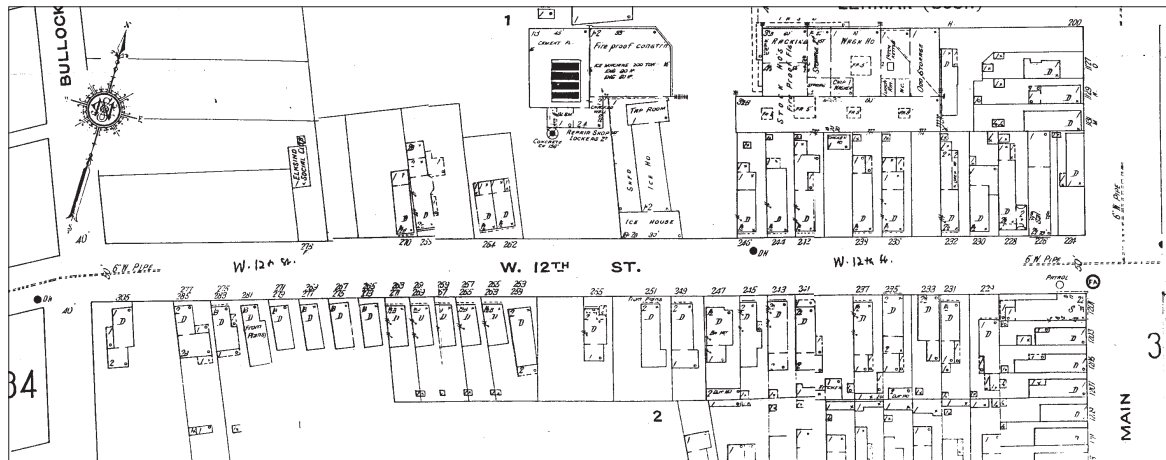
Chapter 1

12th Street Design Traditions

12th Street traditionally had a unique character that distinguished it from many other areas of Covington. It developed over time with a variety of uses from urban residential neighborhoods with corner stores, to commercial and industrial areas while also accommodating several important public institutions. This combination of uses and its role as one of only two interstate interchanges for the City of Covington made 12th Street a familiar and heavily traveled route. Its continued use as a

link to the Town of Newport and to Downtown Covington has required a realignment of 12th Street through this area.

The design traditions presented here define the character of the street before the 12th Street Highway project was undertaken. The design features noted should be reflected in new development and the rehabilitation of historic properties in the area.



The intersection of Bullock and W. 12th Street historically served as a “gateway,” in that the Bavarian Brewery posed a massive presence, while the uniform rhythm of houses on the south side provided previews of the street character further east. In the portion just east of the brewery, a symmetrical “frame” of houses defined both sides of the street.



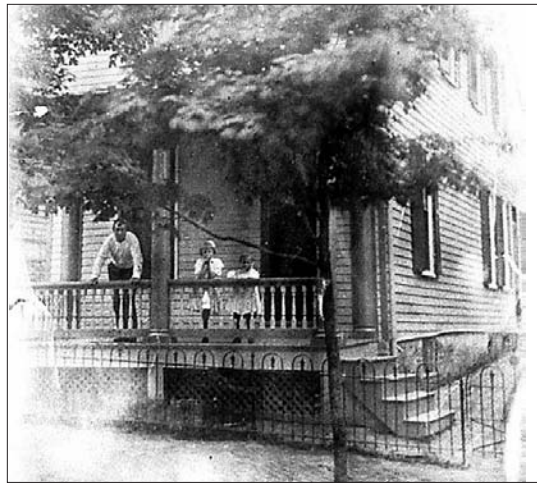
In this map detail of 1909, narrow fronts of buildings face the street in the segment of 12th Street between Lee and Holman.

Precedent for Change

Early maps illustrate the development patterns of the street. They demonstrate that individual blocks filled in over several years and additions occurred over time as well.



Ornamental street lights, with an acorn lamp design were seen on Pike Street.



Metal picket fences were popular.

Key Features

Many of the character-defining features of 12th Street were established during its historic period of significance. Early photographs from 12th Street and comparable neighborhoods in the city record several key features that contribute to its significance, these include:

- Building alignment and orientation
- Building features
- Building form and scale
- Streetscape and landscape features

The manner in which these features are organized is important to the character of each block on 12th Street. When traditional features reoccur, distinct patterns emerge that contribute to the identity of the area.



Stone piers supporting metal fences, as well as solid stone walls, were seen.

Building Alignment and Orientation

Traditionally, a 12th Street house meets the street and has a uniform setback. It is generally located on a long and narrow lot with minimal side setbacks. Yards are often small, with a front and side section and a larger private back yard. Occasional vacant lots provide green space along the street. Design features include:

- Narrow lots
- Consistent setbacks
- Small or nonexistent front yards
- Narrow or nonexistent side yards
- Minimal side yard and front yard setback
- Entrances near the street
- Corner stores/buildings serve as anchors at ends of blocks
- Corner stores have angled entry
- Covington style - side entry cottages with side porches clustered on north side of 12th Street
- Structures give enclosure to the street



Map detail of 1909 - Most lots are long and narrow. Several additions are shown at the backs of buildings.



Buildings are typically long and narrow with minimal front and side setbacks.



Corner buildings with angled entries are found along 12th Street and contribute to the design traditions of the Covington historic district.



There are minimal side setbacks between structures, which provide precedent for new development.



Entries can be found at the sides of buildings with a small porch.



One story buildings are scattered throughout the area.



Long, rectangular 2 story buildings are predominant in the area.



Corner buildings are often more substantial and are encouraged.

Building Form and Scale

Long and narrow building forms are a part of the design character of 12th Street. Often the corner buildings are more substantial and are elongated. Sloped roofs are predominant, and were simple in form and character.

Traditional building forms and scales:

- Low sloping or flat roofs
- Gable roofs primarily slope front to back
- Mansard roofs
- Many 2 story buildings with some 1 & 3 story buildings
- Structures generally long, narrow and rectangular in form



Occasionally, buildings are 3 stories with mansard roofs.

Building Materials and Detail

Building diversity is most clearly seen at the level of architectural materials and details, and yet, this diversity lies within a relatively limited range. Building materials traditionally are brick, stone and wood. Some brick is left untreated, while others are painted.

Trim elements and ornamental features vary along the street and are typically associated with specific building styles. Decorative Italianate cornices with inset windows are common along the street as are large horizontal windows with stone lintels. Corner buildings feature angled entries with wide steps and protective awnings.

While details may vary along the street, many common features occur. For example, architectural details are used with a sense of consistency on an individual building or within a time period of building. Often the style and detailing of a building is repeated in groupings of structures built in the same era and aligned horizontally along the street.

In general building elements include:

- Steps up to entry door
- Side entry with porch
- Horizontal features such as roof lines, cornices and windows align
- Natural materials, including brick and limestone
- Corner shops with wide, angled, covered entries
- Consistent building styles often repeated in blocks
- Windows and door openings symmetric on facade
- Stone lintels above windows and doors
- Varied roof styles/lines
- Chimneys



Masonry is a common material found in Covington style buildings.



Covington style buildings often have entries with steps to the door level.



Windows set in cornices are typical features.



Stoops and porches abut or are near the sidewalk.



Wrought iron fences and borders are used to define small front yards.



Limestone walls can be found along 12th Street.



Any large trees or ornamental vegetation in the side or back yards of residential properties contribute to the character of 12th Street.

Streetscape and Landscape Features

Early photographs of 12th Street and comparable neighborhoods in the city record streetscape and landscape features that contributed to the character of 12th Street.

The traditional streetscape features found along 12th Street were limestone walls, wrought iron fences and small front yards aligned at the sidewalk edge. Many of these features remain today on the north side of the street and should be preserved.

Traditional streetscape and landscape features include:

- Green space occurring as small side yards
- Fences used to define property lines; materials included: stone piers, wrought iron, wood picket and wire fences
- Narrow front yards that allowed for a modest planting bed were defined by a limestone wall at the sidewalk edge
- Stone retaining walls
- Large trees or ornamental vegetation in the side or back yards



Looped metal fences also existed. This variety in metal fence designs should be continued in new streetscape designs.

Chapter 2

Guidelines For Historic Properties

Basic principles for preservation underlie the design guidelines that are presented in chapters that follow. These principles are based on city policies, as well as precepts of preservation theory that are recognized nationally.

Note that these guidelines apply to the exterior of historic properties only. Note that, in applying the guidelines that follow, one should first consider the broader “macro” issues and then move to the more detailed, “micro” items.

The policies and guidelines are based on the Secretary of the Interior’s Standards, which are included in the Appendices.

Guiding Policies

1. To promote the preservation, rehabilitation, restoration, reconstruction and protection of historic resources.
2. To enhance and preserve the setting of historic resources so that surrounding land uses, including design and color, do not detract from the historic resources.
3. To encourage and promote public knowledge, understanding, and appreciation of the city’s history.
4. To promote appreciation and use of historic resources.
5. To promote public awareness of the benefits of preservation.

Respect the Design Character of a Historic Building

A key concept in the treatment of an historic resource is that the “character-defining features” of such a property should be preserved. Don’t try to change its style or make it look older, newer or more ornate than it really was. Confusing the character by mixing elements of different styles is also an example of disrespect.

Seek uses that are compatible with the historic character of a building.

Building uses that are closely related to the original use are preferred. Every reasonable effort should be made to provide a compatible use for the building that will require minimal alteration to the building.

When a substantial change in function is necessary to keep a building in active service, then a use that requires the least alteration to significant exterior elements is preferred. It may be that, in order to adapt a building to the proposed new use, such a radical alteration to significant elements would be required that the entire concept is inappropriate. Experience has shown, however, that in most cases designs can be developed that both respect the historic integrity of the building and accommodate new functions.

Feasibility

It is the 12th Street Design Guidelines intention to promote rehabilitation of historic resources based on the Secretary of Interior's Standards when feasible. However, it is not always feasible to rehabilitate a building feature and replacement may be required. Each case varies.

For an improvement to be feasible, it is capable of being accomplished in a successful manner within a reasonable period of time, taking into account economics, environmental, legal, social, and technological factors.

The City cannot anticipate all of the factors that must be considered when rehabilitating a historic resource. However, it is the City's intention that decision-makers strive to meet the Secretary of Interior's Standards and consider the technical feasibility of the action.

Preserve a Property's Integrity

A basic tenet of preservation is that one should minimize intervention in the historic building fabric. Therefore, in the treatment of an historic building, it is best to preserve those features that remain in good condition. For those that are deteriorated, repair rather than replacement is preferred. When replacement is necessary, it should be done in a manner similar to that used historically.

The following preservation principles apply to the historic properties and form the basis of the guidelines that follow:

1. If a feature is intact and in good condition, maintain it as such.
2. If the feature is deteriorated or damaged, repair it to its original condition.
3. If it is not feasible to repair the feature, then replace it with one that is the same or similar in character (materials, detail, finish) to the original one. Replace only that portion that is beyond repair.
4. If the feature is missing entirely, reconstruct it from appropriate evidence.
5. If a new feature or addition is necessary, design it in such a way as to minimize the impact on original features.

In essence, the least level of intervention is preferred. By following this tenet, the highest degree of integrity will be maintained for the property.

Some may think that the structures along 12th Street do not merit preservation. However, these buildings derive their significance from the fact that they establish a street scene together. They provide a sense of place and time. Once they are demolished, the character of the area is permanently altered.

Therefore, the character-defining features of historic buildings should be preserved whenever feasible in the project. The following guidelines apply, in addition to the Secretary of the Interior's Standards and Guidelines for Treatment of Historic Properties.

Character-defining features of historic buildings collectively establish a sense of place, provide human scale and add rich detail to the street and should be preserved. Typical features include facade materials, decorative cornices, windows, doors and trim around openings.

Character Defining Features

1. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site should be treated with sensitivity.

- a) Preserve intact features with appropriate maintenance techniques.
- b) Don't obscure significant features with coverings or signs.

2. Preserve character-defining features which are intact.

- a) Don't remove or damage character-defining features.
- b) Preserve intact features with appropriate maintenance techniques.
- c) The key features of each building type and style should be respected.

3. Avoid removing or altering historic material or significant architectural features.

- a) Original materials and details that contribute to the significance of the structure are qualities that should be preserved when feasible.
- b) Retain and preserve original wall material rather than replace it.

4. Repair features that are damaged.

- a) This method is preferred over replacement.
- b) Use repair procedures that will not harm the historic materials. For example, repoint eroded mortar from a brick wall with a mix that is similar in elasticity to that of the original such that the wall will not be damaged during changes in temperature.
- c) When disassembly of an historic element is necessary for its repair, carefully identify how it will be stored during the rehabilitation project. Store it in a safe place until it is to be reinstalled.

5. Replace features that are missing or beyond repair.

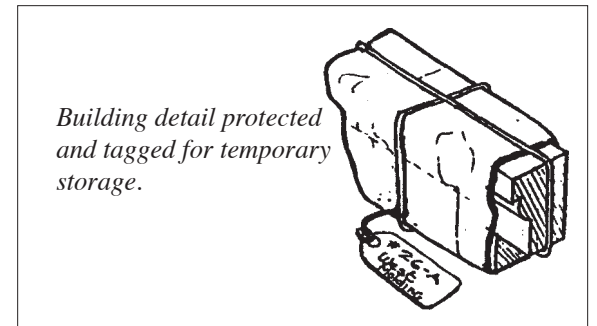
- a) Reconstruct only those portions that are beyond repair.
- b) Reconstructing the original element based on adequate evidence, if available, is the preferred option.
- c) When feasible, use the same kind of material as the original. A substitute material may be acceptable if the form and design of the substitute itself conveys the visual appearance of the original material.

6. Conjectural designs for replacement features are inappropriate.

- a) If evidence is missing, a simplified interpretation of similar elements may be considered.
- b) See the Criteria for Replacing Missing Features above.



Corner trim boards, window casing and eave details are key character defining features on many older residential structures in the area. These features should be preserved.



Building detail protected and tagged for temporary storage.

When disassembly of an historic element is necessary for its repair, carefully identify how it will be stored during the rehabilitation project. Store it in a safe place until it is to be reinstalled.



Before: Cornice missing (compare with below)



After: Cornice reconstructed

Building Materials

Original exterior building materials provide a sense of scale and texture and often convey the work of skilled craftsmen. These original building materials should not be covered, damaged or removed.

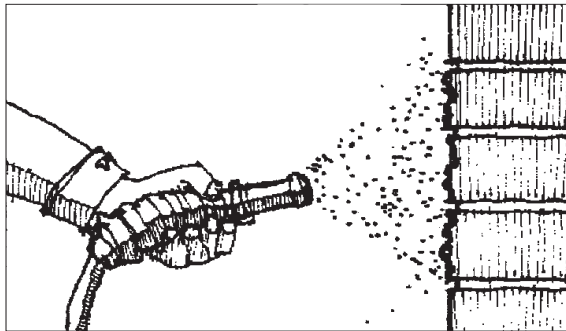
The craftsmanship and textural qualities of walls are key character-defining features of historic buildings that should be preserved.

7. Historic building materials should be preserved.

- a) Employ maintenance procedures that will protect the character and finish of historic materials.

8. Protect historic material surfaces.

- a) Don't use harsh cleaning methods, such as sandblasting, that could damage the finish of the historic material.



Harsh cleaning methods are inappropriate.

9. Preserve the appearance of original facade materials.

- a) Don't cover or obscure original facade materials. Covering of original facades not only conceals interesting details but also interrupts the visual continuity of materials along the street.
- b) If the original material is obscured with a newer material, uncover it if feasible.

10. If material replacement is necessary, use materials similar to those previously employed.

- a) Substitute materials may be used if they match the original in appearance, finish and profile.

11. Preserve the historic character of a side wall when it is exposed or altered.

- a) A new side porch may be considered, but should remain subordinate in scale and character.
- b) New windows should be similar in character to those used historically on side walls.
- c) When adapting to commercial use, retain the distinction between building front and side wall.
- d) Maintain the overall ratio of solid to void.

Windows and Doors

Original windows and doors are important features that help convey the early character of a building. These elements should be preserved, when feasible. It is also important to note that some changes in window configurations occurred at times, in response to changing needs, and this tradition of alterations continues. When such changes do occur, however, they should be planned to maintain the overall integrity of a structure.

Preserving Existing Windows

12. Maintain an architecturally significant facade opening.

- a) The size and shape of an original window opening are important characteristics that should be maintained. Avoid altering these features.
- b) If a window opening has already been altered, consider restoring it if the original condition can be determined.

13. If it is damaged, repair an original window.

- a) This includes the window sash and sill.
- b) Glass replacement is an achievable repair.

14. If a window is deteriorated beyond repair, replicate the original.

- a) Match the general depth and profile of the older window sash in the replacement design.

15. Maintain a window's true divided lights.

- a) If window replacement is necessary, then match the number and size of lights with the original window or other similar ones.
- b) Using true divided lights is encouraged when replacing a window.

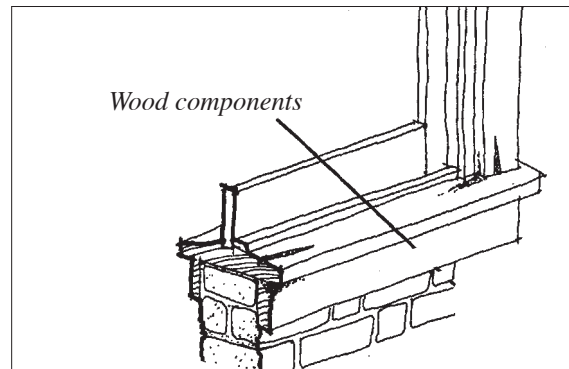
16. Genuine, transparent glass should be used in all windows and doors on key walls.

- a) Plastic and Plexiglas are inappropriate.
- b) Opaque, reflective and metallic finishes and tinted materials are inappropriate.

Blocking Windows

17. Blocking up windows is a part of the "transitional" character of an industrial area, and may be considered to accommodate changing uses.

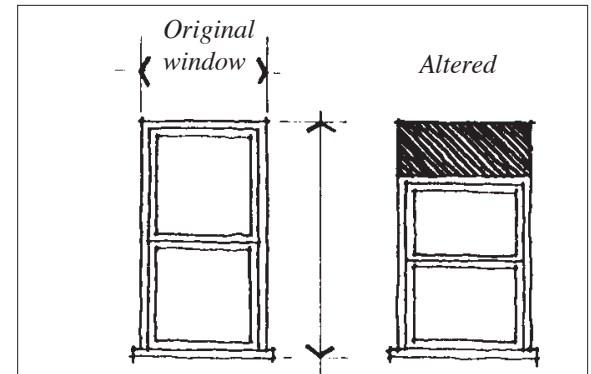
- a) However, this approach should be limited to secondary walls or subordinate window openings.



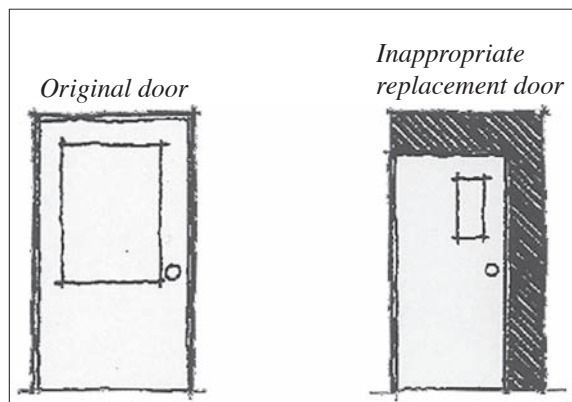
If window components are deteriorated, repair rather than replacement, is preferred.



The depth and profile of window trim and casings, as well as the number of window panes, are characteristics that should be preserved.



The size and shape of an original window opening are important characteristics that should be maintained. Avoid altering these features.



Avoid altering the proportions of a door opening.



A new window should be in character with the building, but also may be seen as a later alteration in the manner in which it is detailed. - City of Monterey

18. The material used to fill a window opening should maintain the proportions and character of the original opening.

- a) Inset the material to create a shadow line or "ghost" similar to that seen from having a window inset in the opening.
- b) A change in material or color of material also should be considered to define the location of the original opening.

19. Adding a new window may be considered.

- a) A new window should be in character with the building, but also may be seen as a later alteration in the manner in which it is detailed.
- b) Its position should be in character with that of existing openings.
- c) It should not damage or destroy significant features.
- d) It should have a depth and profile similar to those seen historically on the building.

Preserve Existing Doors

20. Maintain existing significant doors and entries.

- a) The proportions of an original door, as well as its material and trim details, are important characteristics that should be preserved. Avoid altering these features.
- b) If a door already has been altered, consider restoring it if the original condition can be determined.
- c) Even if the door is no longer to be used, preserve its overall character.

21. When replacement is necessary, use a door style that is similar to that employed originally, when feasible.

- a) The original doorway configuration should be preserved in any situation.

22. Installing a door in a new location may be considered where it does not substantially alter the character of a significant building wall.

- a) Installing a new door along a primary elevation may be considered when it remains subordinate to the overall design.
- b) Installing a new door along a secondary elevation also is appropriate in most cases.

Alterations

Altering buildings to meet changing needs is an on-going practice in the district, and therefore sensitive changes may be considered for historic buildings; however, these alterations should occur in a manner that will not detract from the integrity of the property.

Buildings may undergo alterations over time. New alterations often occur when original material is missing and new interpretations of architectural elements become necessary. These new alterations should be planned to preserve the building's integrity.

On some buildings the specific design of individual facade elements was not integral to the significance of the property. For example, sometimes an entry was repositioned in response to changing functional requirements. When this is the case and a feature (e.g., the location of the door) is not integral to the style of the building, it can be altered. (For example, the entryway can be moved or stairs can be added.)

23. Design an alteration to be compatible with the historic character of the property.

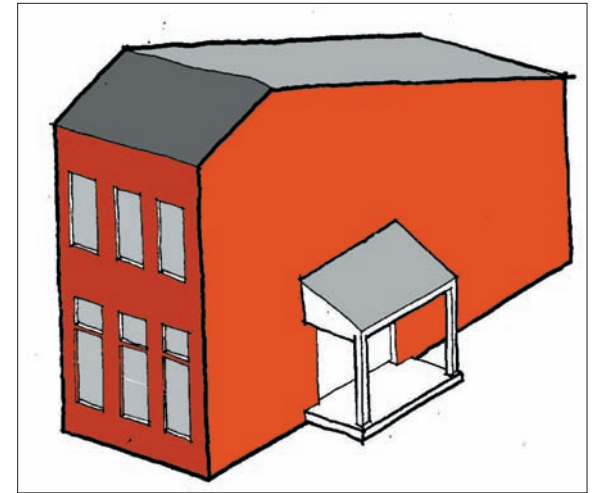
- a) Avoid alterations that would hinder the ability to interpret the significance of the original building.
- b) Alterations that seek to imply an earlier period than that of the building are inappropriate. For example, adding Greek Revival details to a vernacular warehouse structure would falsely suggest the building was constructed earlier than it actually was.

24. Avoid alterations that damage architectural features.

- a) For example, mounting a sign panel in a manner that causes decorative moldings to be damaged would be inappropriate.

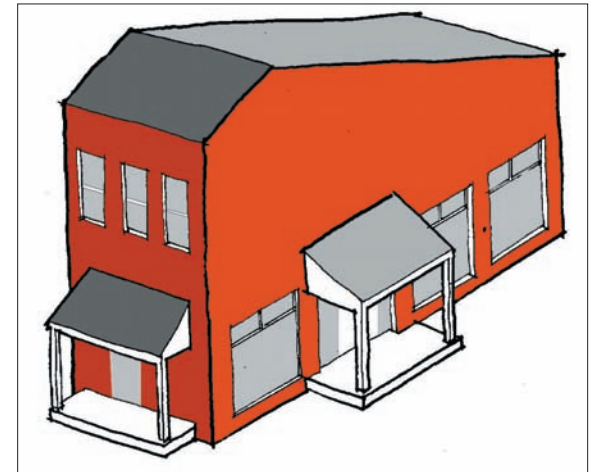
25. Preserve the architectural character of a facade when it is intact.

- a) This will help maintain the interest of the street to pedestrians.
- b) If the facade is intact, it should be preserved.



Historic Condition:

A "Covington Style" residence, with the primary entrance located on the side



Inappropriate alteration:

Adding large display windows to the side of a historic side entry residence is inappropriate.



An alternative design that is a contemporary interpretation of a traditional facade is appropriate.

26. An alternative design that is a contemporary interpretation of a traditional facade is appropriate.

- a) Where an original facade or its elements are missing and no evidence of its character exists, a new design that uses the traditional elements may be considered.
- b) However, the design must continue to convey the characteristic elements of typical facades. Also, the design should not impede one's ability to interpret the historic character of the structure.
- c) Altering the size of an historically significant window opening or blocking it with opaque materials is inappropriate.
- d) Note that in some cases an original facade may have been altered early in the history of the building and the alterations have taken on significance. Such changes may be preserved.

However, these alterations should be in character and should not significantly alter the historic appearance. Installing new, large display windows, such as these, would be inappropriate. If a new porch is added to the side of a house that is exposed to 12th Street, it should be subordinate in scale to that on the front, or main entrance.

When the side of a residential structure is exposed because of the removal of a building beside it, some alterations may be considered that would orient the side of the building to the new open space.

Historic Buildings - New Additions

Many buildings have experienced additions over time, as the need for more space and changing functional requirements occurred. New additions may also be considered. When planning an addition, it should be designed such that the historic character of the building can still be perceived. While some destruction of original materials is almost always a part of constructing an addition, such loss should be minimized.

Examples exist in 12th Street where property owners expanded the size of a building by constructing additions. Typically, they used materials and details similar to those of the original structures. Compatible additions to existing historic buildings may also be considered, especially when such additions will help to extend the adaptive use potential of the building. All such additions should meet the following guidelines:

27. An addition should be compatible in scale, materials and character with the main building.

- a) An addition should relate to the historic building in mass, scale and form. It should be designed to remain subordinate to the main structure.

28. An addition should not damage or obscure significant features.

- a) For example, loss or alteration of a cornice line should be avoided.

29. Design an addition such that the historic character of the original building can still be interpreted.

- a) A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. For example, an addition that is more ornate than the original building would be out of character.
- b) An addition that seeks to imply an earlier period than that of the building also is inappropriate because it would confuse the history of the building.

30. An addition should be distinguishable from the original portion.

- a) An addition should be made distinguishable from the original building, even in subtle ways, so that the character of the original can be interpreted.

31. A rooftop addition should be set back substantially to preserve the perception of the historic scale of the building.

- a) A rooftop addition should be simple in design to prevent it from competing with the primary facade.

Chapter 3

Guidelines For New Construction

The design guidelines in this section provide directives for construction of new buildings. New buildings should respect the traditional character of the 12th Street neighborhood. New buildings should also enhance the area as a place for pedestrians, including visitors, residents and those who work there. These guidelines focus on the basic mass and scale of new buildings, and greater flexibility is given to architectural details. To the greatest extent feasible, all of these guidelines should be met. However, in some cases, compliance with one may be balanced with another, depending upon the specific conditions, including physical site constraints and economic feasibility.

Objectives for New Buildings

The following are the basic design objectives for new buildings in the 12th Street area:

1. Convey a sense of local identity;
2. Create buildings and designs that are oriented to pedestrians and that reflect the traditional character of 12th Street.

Building Alignment & Orientation

A building should be aligned and oriented similar to those seen traditionally on 12th Street.

32. Building setbacks should be similar to those seen traditionally in the area.

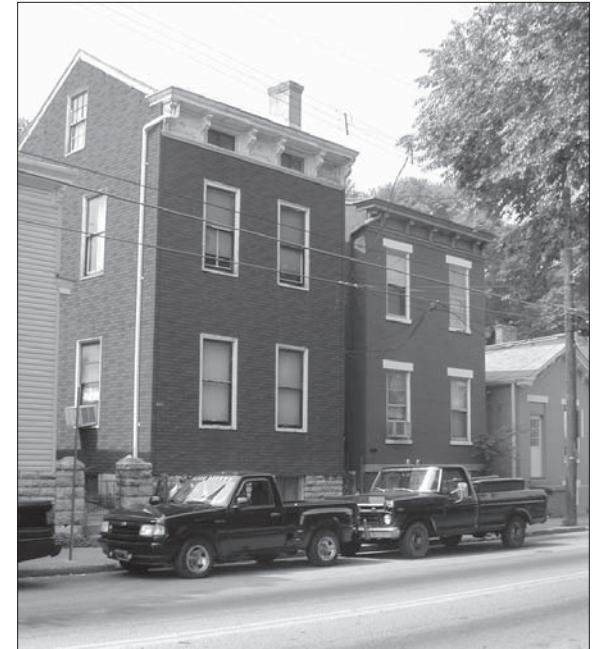
- a) See Chapter 1, 12th Street Design Traditions, page 3.

33. Buildings should relate to the street edge.

- a) Orient the front of a building to the street.
- b) Clearly define the primary entrance.
- c) Where they are used, storefronts should align the sidewalk edge.

34. Corner sites should be anchored with activities.

- a) A building should be positioned at a corner when feasible.
- b) Relocate the existing building to the newly-formed corner lot.
- c) Construct a new compatible infill building.
- d) Create an active outdoor area.



Building setbacks should be similar to those seen traditionally in the area.



Use architectural ornamentation with restraint, as above.

Architectural Character

While it is important that a new building be compatible with the traditional context, it is not necessary that it imitate older building styles. In fact, stylistically distinguishing a new building from its older neighbors is preferred when the overall design of the new infill reinforces development patterns established during the period of focus. In essence, the design of an infill building should be a balance of new and old in design.



Precedents for compatible new infil designs exist in Covington.

35. Contemporary interpretations of traditional building elements are encouraged.

- a) A new design that draws upon the fundamental similarities among older buildings in the area without copying them is preferred. This will allow it to be seen as a product of its own time and yet still be compatible with its older neighbors.
- b) The literal imitation of older historic styles is discouraged.

36. Use architectural ornamentation with restraint.

- a) While some examples of ornamentation occurred traditionally, these were generally modest in scale, number and character.
- b) Highly ornate, formal details are inappropriate.

Mass and Scale

A building should appear to have a “human scale.” In general, this can be accomplished by using traditional forms and elements that can be interpreted in human dimensions.

37. Building materials should help establish a human scale.

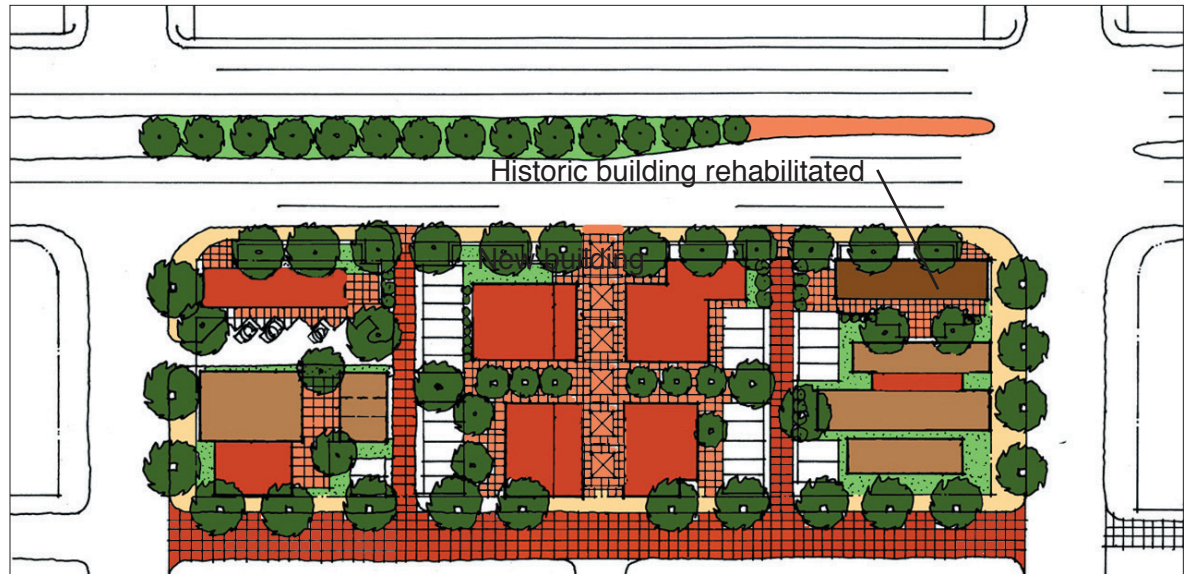
- a) For example, use wood, brick and stone in modules and dimensions that will express a human scale.
- b) Large, featureless surfaces or paneled products that lack a sense of scale are inappropriate.

38. A building should appear to be similar in width to those seen traditionally.

- a) If a building is to be wider than those seen traditionally on 12th Street, it should be divided into modules that express those seen traditionally.

39. Express facade components in ways that will help to establish a human scale.

- a) Repeat wall elements, including windows, columns, ornamental trim and architectural features, such that rhythms and patterns result which convey a human scale.
- b) Use windows and doors that are proportional in scale to those seen traditionally.



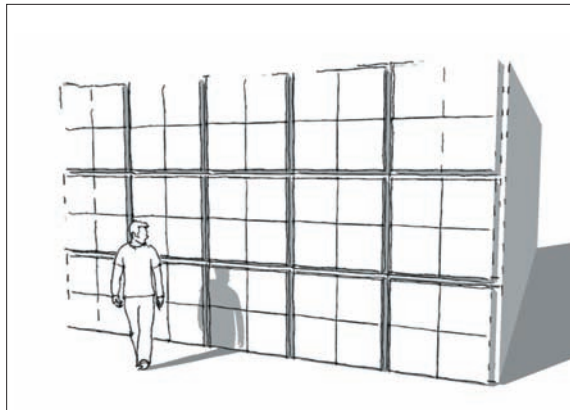
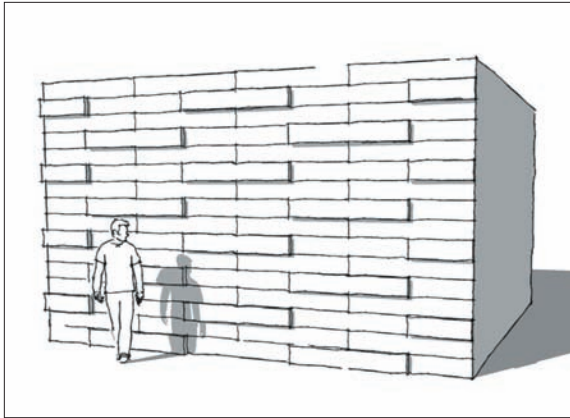
The redevelopment concept for the block of 12th between Lee and Holman is to build on the existing and rehabilitated structures while creating a redevelopment. New infill should be similar in mass and scale to those seen traditionally.



Repeating wall elements such as windows, columns, and ornamental trim will help establish a human scale.



New infill divided into modules to reflect traditional building widths.



Building materials should have a human scale.

Building Materials

In the past, a limited palette of building materials appeared in the area. Masonry was a primary material, in a variety of types. Wood lap siding also was used. This same selection of materials should continue to be predominant. New materials also may be considered, however, they should relate to those used traditionally in scale, texture, matte finish and detailing. They should help to convey a human scale as well.



Traditional materials can include masonry and wood.

40. Use materials similar to those used traditionally.

- a) Limit the use of facade materials that don't have a human scale or reflect materials used traditionally.

41. New materials may also be considered. If used, they should appear similar in character to those used traditionally.

- a) New materials should also have a demonstrated durability in the Covington climate.
- b) Large expanses of featureless materials are inappropriate.
- c) A matte or non-reflective finish is preferred. Polished stone and mirrored glass, for example, should be avoided.

Building Height

A building should appear to be similar in height to buildings in the area. The visual impacts of taller portions that exceed traditional heights should be minimized.

42. Floor-to-floor heights should appear to be similar to those seen traditionally.

- a) In particular, the openings in new construction should appear similar in height to those seen traditionally.

Building Form

43. Primary building forms should appear similar to those seen traditionally in the area.

- a) Simple rectangular forms with traditional pitched and flat roofs are appropriate.
- b) Other, smaller forms should appear to be subordinate to the primary volume. The proportions established during the period of focus should be continued.

Facade Composition

The front of a building should be designed to reflect the basic organizational traditions of commercial and residential structures in the 12th Street area. It should also be designed to provide interest to pedestrians, including visitors, residents and those who work there, and establish a sense of visual continuity along the street.

44. Compose a building facade with a base, a midsection and a cap.

Pedestrian Interest

The 12th Street area should continue to develop as a pedestrian-oriented environment. Streets, sidewalks and pathways should encourage walking, sitting and other outdoor activities; buildings should also be visually interesting and invite exploration by pedestrians. Existing pedestrian routes should be enhanced.

45. Design the street edge of a building to provide interest to pedestrians.

- a) Depending on the building style (residential or commercial) the ground level of a building should be composed of one or more of the following:
 - i. Display windows
 - ii. Display case
 - iii. Porch
 - iv. Public amenities
 - v. Landscaping/Garden
 - vi. Signs

46. Use windows that reflect the scale and proportion of those seen traditionally.

- a) Many windows were double-hung with vertical proportions. Others were in a commercial storefront arrangement.
- b) If using a commercial storefront display window it should highlight the goods or services provided.



Precedents for dividing buildings into modules exist in Covington.



The ground level of a building should be designed to provide pedestrian interest.



Use windows that reflect the scale and proportion of those seen traditionally.

Chapter 4

Guidelines for Streetscape & Landscape Design

This section provides guidelines for general streetscape and landscape design, and defines a palette of appropriate materials. They are intended to help mitigate impacts to historic resources that would remain by reflecting the traditional streetscape and landscapes of yards seen along 12th Street.

The character of the south side of the street should reflect a pedestrian friendly environment. Remnant parcels should be enhanced with landscaping and small plazas. When feasible traditional design features should be installed, such as limestone wall or wrought iron fences. Also new furnishings should be provided.

Landscape

Trees and other plant materials should be in character with those seen traditionally in the area. Buildings traditionally abutted the property line or were slightly set back providing a shallow front yard. These were either partially paved or a small garden was provided.

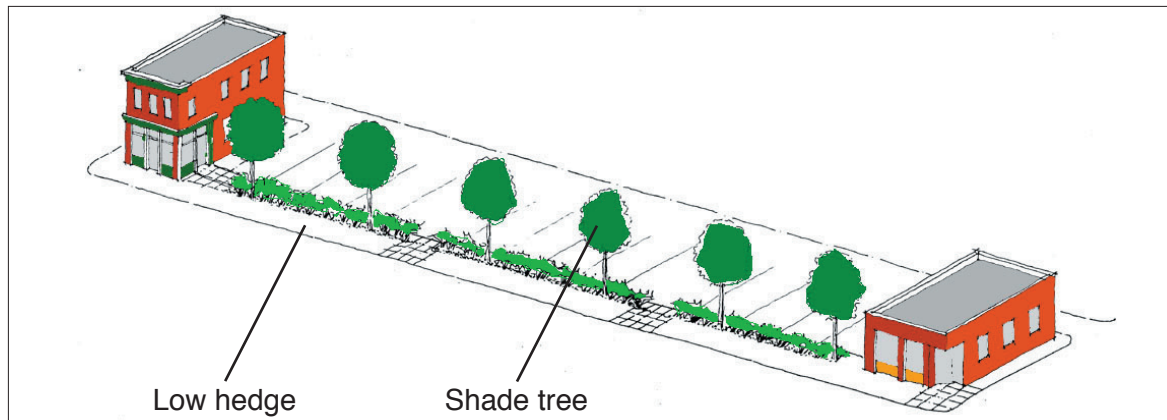
47. Install trees and plant materials similar to traditional landscapes

- a) Trees should be planted in informal clusters, rather than formal lines of street trees.
- b) Include informal clusters of low shrubbery and accent plants.
- c) Preserve existing trees when feasible.
- d) Provide a shallow landscaped or partially paved front yard.

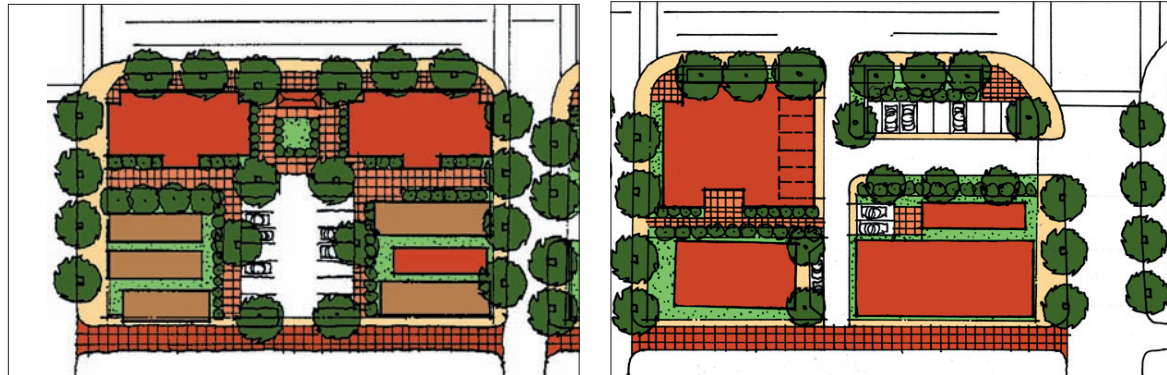
48. Trees should be planted in staggered patterns, to reflect residential designs.



A conceptual sketch for a park in the 400 West block of 12th Street, looking southwest. Stone walls and fences define the street edge, recalling historic residential yards in the area.



Parking lot edges that abut streets and adjoining lots should be screened with landscaping.



Parking lots should be buffered by landscaping or framed by buildings.



On-street parking will be provided on both sides of the street.

Parking and Access

While on-street parking will provide the bulk of parking spaces along 12th Street, a small amount of off-street parking is anticipated. Access to this parking should be designed to minimize conflicts with traffic on 12th Street and their visual impacts should be minimized.

49. The edges of parking lots that abut streets and adjoining parcels should be buffered with landscaping, although views into the lot should still be maintained.

- a) Buffer parking with two or more of the following:
 - Stone walls
 - Metal picket fences
 - Low shrubbery
 - Trees
- b) When feasible anchor the ends of a parking lot with buildings, in order to provide pedestrian friendly activities along the street.

50. Where possible parking lots should be situated on the interior of a lot buffered by landscaping or framed by buildings.

Site Features

Site features should be in character with those seen traditionally in the area, while also accommodating contemporary needs and standards.

51. Fence designs should appear similar in character to those used traditionally.

- a) Metal picket fences and stone walls are appropriate.



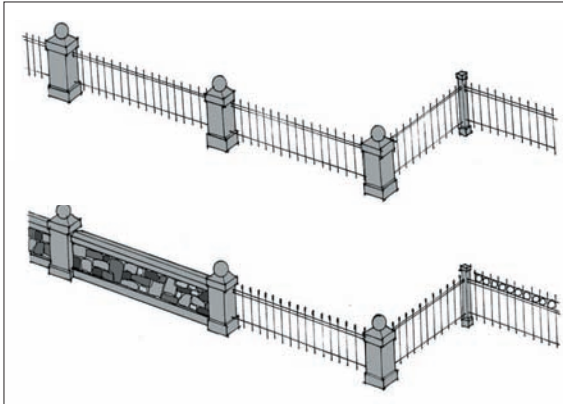
Metal picket fences where traditionally utilized.

52. Wall and fences should appear similar in scale to those used historically.

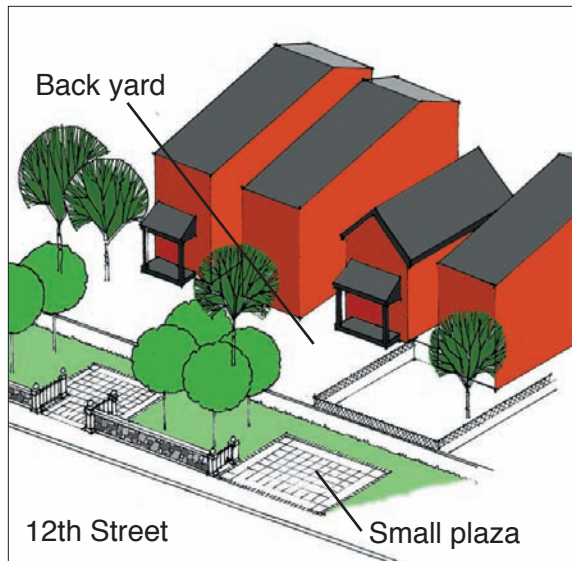
- a) The length of a fence segment should be similar to those seen traditionally.
- b) The height should be similar to those of historic fences.

53. Fence designs should appear similar in character to those used historically.

- a) Metal pickets are appropriate.
- b) Stone piers should be used.
- c) Where possible rebuild or relocate stone walls from existing or stockpiled materials.



Fences should have a similar design and scale to those used historically.



Example of parks and small plazas along 12th Street. Trees should be installed to buffer views from back yards to 12th Street.

Parks

Park should be designed to reflect the general character of yards seen traditionally in the area, while also recognizing the different functional requirements. This is especially important along the southside of 12th Street where there is great potential for a cohesive park network. A dedicated interpretive park and other park space will contribute to the character of the street.

The landscape palette described in this report should be used, including stone walls, metal picket fences and planting clusters. In addition, the CPTED principles should apply.

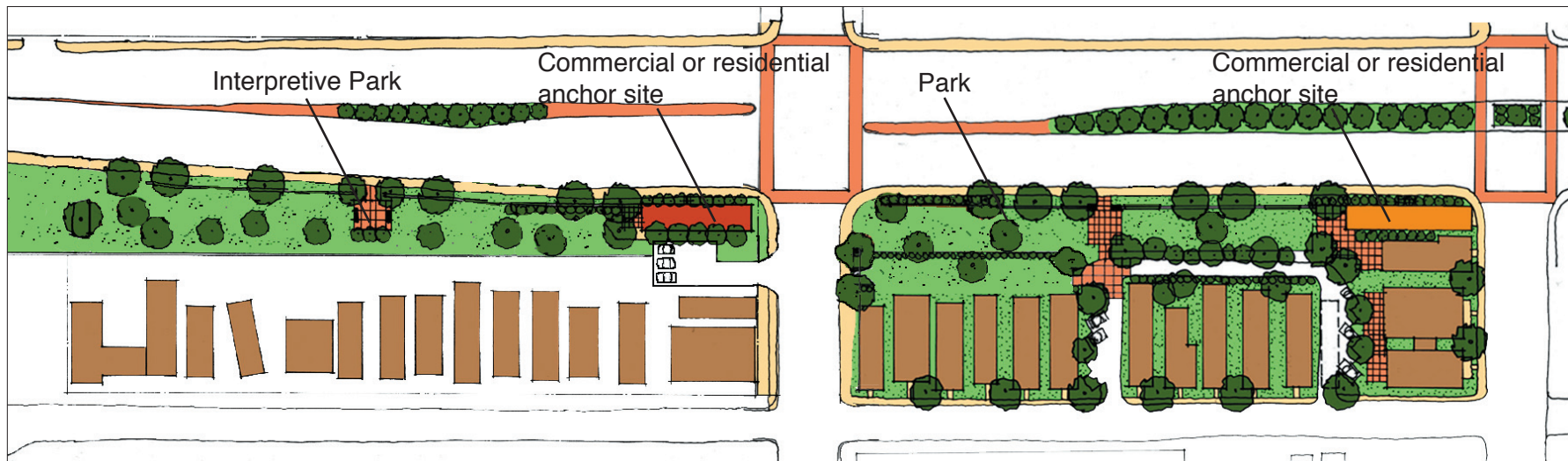
Whenever feasible, the park should be flanked with active uses, to help animate the area and to monitor activity in the open spaces.

54. Provide activities that will animate the park.

- a) Anchor the park with a commercial or residential use.
- b) In some cases, allocating some of this open space to an adjoining residence as a new side yard would be appropriate. This side yard should serve as a transition to the park area.

55. Where possible provide filtered views from the back yards of properties on Watkins Street.

- a) Install trees to help buffer views from these yards to 12th Street. However, maintain some visual contact with the linear park area, in consideration of CPTED principles.



This sketch illustrates park designs for the south side of the 500 and 400 blocks of 12th Street.

56. Park landscapes should reflect features of the residential character of yards seen historically.

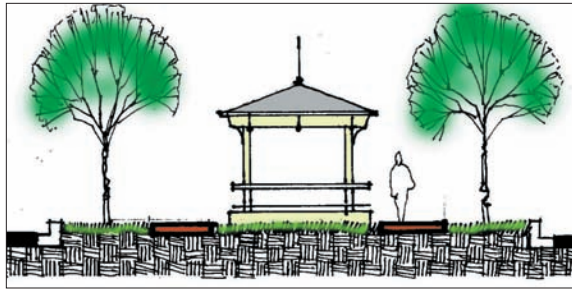
- a) Define the sidewalk edge with stone walls and/or metal fences.
- b) Reuse existing stone walls and metal fences in designs when feasible.
- c) Provide entrances into the park that read as “gateways” to yards.

57. Install trees in a manner similar to traditional residential landscapes.

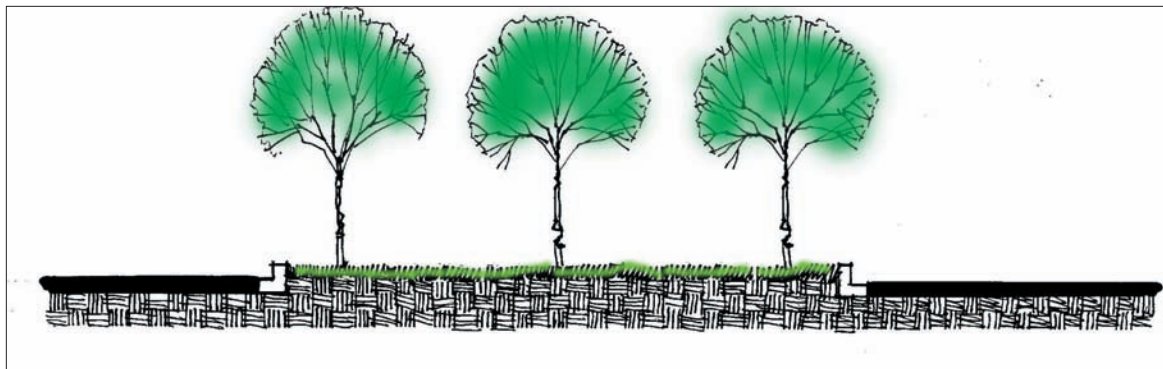
- a) Trees should be planted in informal clusters, rather than formal lines of street trees.
- b) Also include informal clusters of low shrubbery and accent plants.
- c) Preserve existing trees when feasible.

58. Reflect historic paving materials in hard surfaces in parks.

- a) Use brick paving as accents, to recall historic alley materials.
- b) Broom finished concrete, in scored patterns, is also appropriate.



Parklike structures and sidewalks should not be located in the median.



The median should be planted with grass and trees.

Medians

A landscaped median in the center of 12th Street is a key element of the overall landscape strategy for the corridor.

The median should be designed as a visual buffer along the street. It should serve primarily as a visual amenity, with landscaping. At key locations, signs should be installed. In addition, some special focal points, to include sculpture, fountains or other public monuments, should be installed to help give distinct identity to individual blocks.

59. The median should be planted with grass and trees.

- a) No sidewalks should be provided, since this area is primarily a visual entity.

60. In its widest locations, two different trees species should be used in the median, in an alternating pattern.

- a) This provides variety in size and color and relates to the more informal landscape designs of residential yards seen historically in the area.

61. The median landscape palette should include:

- a) Stone walls and piers.
- b) Metal picket fences.
- c) Grass and street trees

62. Traditional ornamental lighting fixtures should be utilized.

- a) Ornamental street lights should be used to highlight signs, crosswalks and focal points.

63. Locating a sidewalk or parklike structure in the median is inappropriate

- a) However, some structural features may be included as monumental focal points.

Sidewalks

Sidewalks should be in character with those seen historically in the area, while also accommodating contemporary needs and standards.

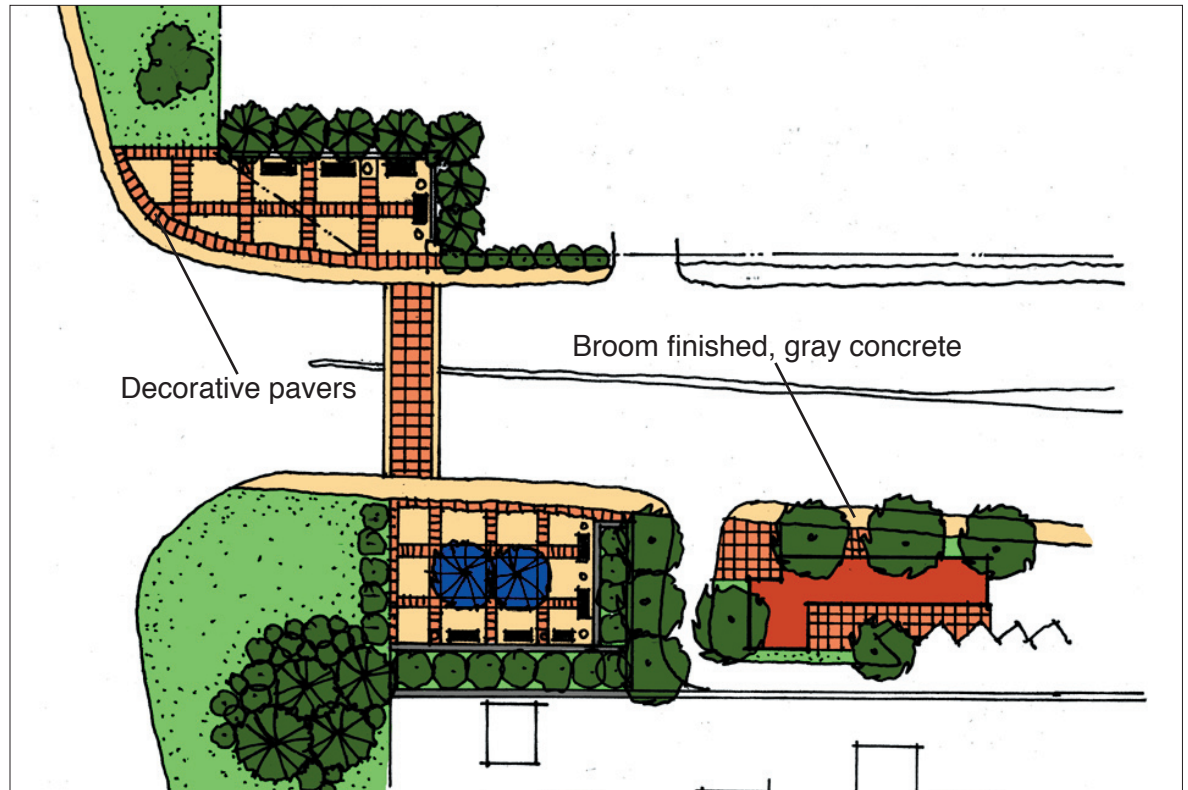
64. New sidewalks should be broom finished, grey concrete.

- a) The minimum width should be 5 feet.
- b) Where feasible, 7 feet should be provided.
- a) Decorative paving should be used to accents at corners, expanded landscape areas, and at building entries.

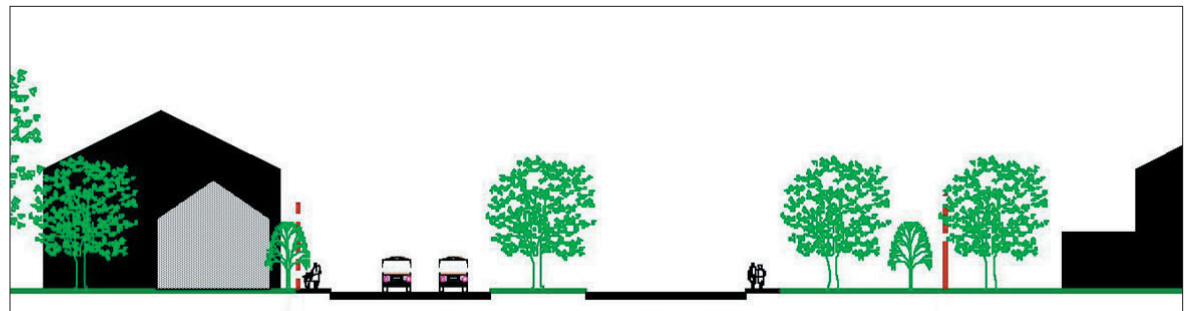
65. Include decorative paving in crosswalks at key intersections

- a) Paving should be modular concrete pavers, designed to appear similar to bricks seen historically in the area.
- b) Frame paving in bands, similar to those used in new streetscape design in downtown Covington.

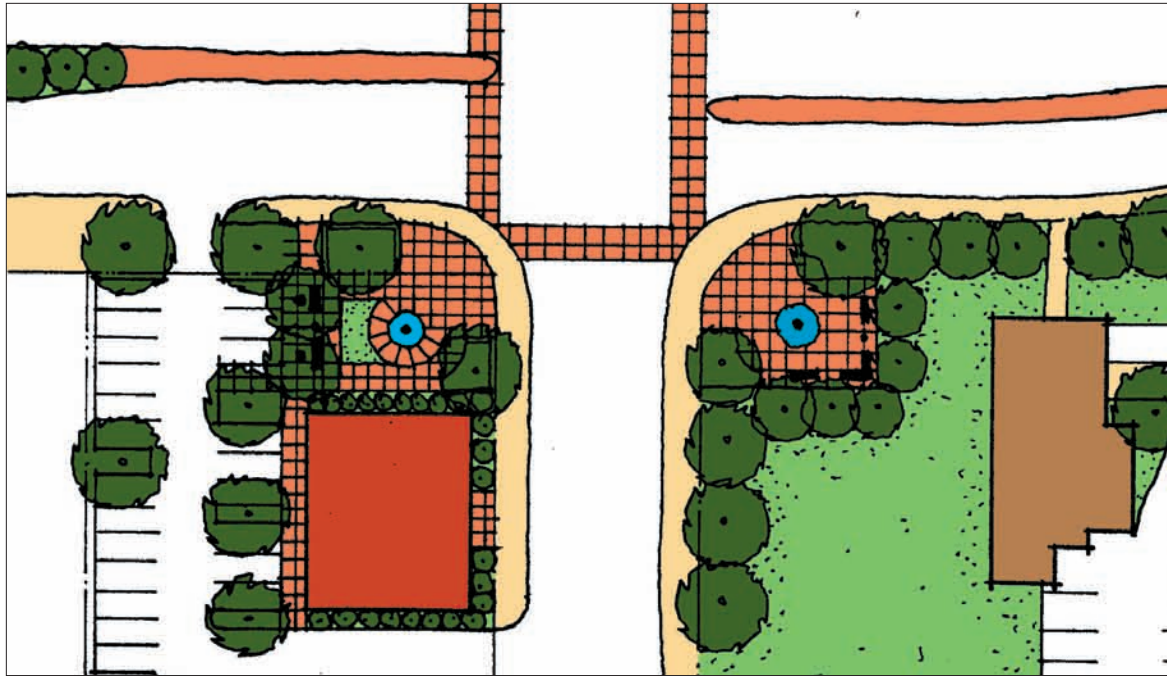
66. Trees should be planted in staggered patterns, to reflect traditional residential designs.



New sidewalks should be broom finished, grey concrete while crosswalks and key intersections should be constructed of decorative pavers.



Sidewalks should be enhanced with trees and other landscaping.



Plazas create an active outdoor activity and are appropriate for corner lots.

Corner Lots

Corner lots anchor the street and should be active and include a building, plaza, or park.

67. Corner sites should be anchored with activities.

- a) A building should be positioned at a corner when feasible.
- b) Relocate the existing building to the newly formed corner lot or construct a new compatible infill building.
- c) Create an active outdoor activity.

Signs

It is important to maintain a clean and uncluttered streetscape. Signs should be kept to a minimum and where possible placed appropriately on a building's facade.

68. Signs should be kept to a minimum.

- a) Place and integrate a sign on a building's facade where possible.
- b) Integrate a sign into the landscape design.
- c) Utilize shielded light fixtures to minimize glare.

Appendix A

The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings are general rehabilitation guidelines established by the National Park Service. These standards are policies that serve as a basis for the design principles presented in this document. The Secretary's Standards state that:

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material. Such design should be compatible with the size, scale, color, material and character of the property, neighborhood and environment.

Appendix B

Historic Preservation Briefs

The Cultural Resources Department of the National Park Service, in the U.S. Department of the Interior, started a program in 1975 in which it has continued to publish a series of technical reports regarding proper preservation techniques. This series, Preservation Briefs, is a mainstay for many preservationists in the field. When considering a preservation project on any historic property these resources should be sought out.

Mack, Robert C. *Preservation Briefs 1: The Cleaning and Waterproof Coating of Masonry Buildings*. Washington, D.C.: U.S. Government Printing Office, 1975.

Mack, Robert C., de Teel Patterson Tiller and James S. Askins. *Preservation Briefs 2: Repointing Mortar Joints in Historic Brick*. Washington, D.C.: U.S. Government Printing Office, 1980.

Baird, Smith M. *Preservation Briefs 3: Conserving Energy in Historic Buildings*. Washington, D.C.: U.S. Government Printing Office, 1978.

Sweetser, Sarah M. *Preservation Briefs 4: Roofing for Historic Buildings*. Washington, D.C.: U.S. Government Printing Office, 1978.

U.S. Department of the Interior. *Preservation Briefs 5: Preservation of Historic Adobe Buildings*. Washington, D.C.: U.S. Government Printing Office, 1978.

Grimmer, Anne E. *Preservation Briefs 6: Dangers of Abrasive Cleaning to Historic Buildings*. Washington, D.C.: U.S. Government Printing Office, 1979.

Tiller, de Teel Patterson. *Preservation Briefs 7: The Preservation of Historic Glazed Architectural Terra-Cotta*. Washington, D.C.: U.S. Government Printing Office, 1979.

Myers, John H., revised by Gary L. Hume. *Preservation Briefs 8: Aluminum and Vinyl Siding on Historic Buildings*. Washington, D.C.: U.S. Government Printing Office, 1978.

Myers, John H. *Preservation Briefs 9: The Repair of Historic Wooden Windows*. Washington, D.C.: U.S. Government Printing Office, 1981.

Weeks, Kay D. and David W. Look. *Preservation Briefs 10: Exterior Paint Problems on Historic Woodwork*. Washington, D.C.: U.S. Government Printing Office, 1982.

Jandl, H. Ward. *Preservation Briefs 11: Rehabilitating Historic Storefronts*. Washington, D.C.: U.S. Government Printing Office.

U.S. Department of the Interior. *Preservation Briefs 12: The Preservation of Historic Pigmented Structural Glass*. Washington, D.C.: U.S. Government Printing Office, 1984.

Park, Sharon C. *Preservation Briefs 13: The Repair and Thermal Upgrading of Historic Steel Windows*. Washington, D.C.: U.S. Government Printing Office.

Weeks, Kay D. *Preservation Briefs 14: New Exterior Additions to Historic Buildings: Preservation Concerns*. Washington, D.C.: U.S. Government Printing Office, 1986.

Coney, William B. and Wiss, Janney, Elstner Associates, Inc. *Preservation Briefs 15: Preservation of Historic Concrete: Problems and General Approaches*. Washington, D.C.: U.S. Government Printing Office.

Park Sharon C. *Preservation Briefs 16: The Use of Substitute Materials on Historic Building Exteriors*. Washington, D.C.: U.S. Government Printing Office.

- Nelson, Lee H. *Preservation Briefs 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*. Washington, D.C.: U.S. Government Printing Office.
- Jandl, H. Ward. *Preservation Briefs 18: Rehabilitating Interiors in Historic Buildings*. Washington, D.C.: U.S. Government Printing Office, 1988.
- Park Sharon C. *Preservation Briefs 19: The Repair and Replacement of Historic Wooden Shingle Roofs*. Washington, D.C.: U.S. Government Printing Office.
- Auer, Michael J. *Preservation Briefs 20: The Preservation of Historic Barns*. Washington, D.C.: U.S. Government Printing Office, 1989.
- MacDonald, Marylee. *Preservation Briefs 21: Repairing Historic Flat Plaster—Walls and Ceilings*. Washington, D.C.: U.S. Government Printing Office, 1989.
- Grimmer, Anne. *Preservation Briefs 22: The Preservation and Repair of Historic Stucco*. Washington, D.C.: U.S. Government Printing Office, 1990.
- Flaharty, David. *Preservation Briefs 23: Preserving Historic Ornamental Plaster*. Washington, D.C.: U.S. Government Printing Office, 1990.
- Park, Sharon C. *Preservation Briefs 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches*. Washington, D.C.: U.S. Government Printing Office, 1991.
- Auer, Michael J. *Preservation Briefs 25: The Preservation of Historic Signs*. Washington, D.C.: U.S. Government Printing Office, 1991.
- Bomberger, Bruce D. *Preservation Briefs 26: The Preservation and Repair of Historic Log Buildings*. Washington, D.C.: U.S. Government Printing Office, 1991.
- Waite, John G. *Preservation Briefs 27: The Maintenance and Repair of Architectural Cast Iron*. Washington, D.C.: U.S. Government Printing Office, 1991.
- Chase, Sara B. *Preservation Briefs 28: Painting Historic Interiors*. Washington, D.C.: U.S. Government Printing Office, 1992.
- Levine, Jeffrey S. *Preservation Briefs 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs*. Washington, D.C.: U.S. Government Printing Office, 1992.
- Grimmer, Anne E. and Paul K. Williams. *Preservation Briefs 30: The Preservation and Repair of Historic Clay Tile Roofs*. Washington, D.C.: U.S. Government Printing Office, 1992.
- Park, Sharon C. *Preservation Briefs 31: Mothballing Historic Buildings*. Washington, D.C.: U.S. Government Printing Office, 1993.
- Jester, Thomas C. and Sharon C. Park. *Preservation Briefs 32: Making Historic Properties Accessible*. Washington, D.C.: U.S. Government Printing Office, 1993.
- Vogel, Neal A. and Rolf Achilles. *Preservation Briefs 33: The Preservation and Repair of Historic Stained and Leaded Glass*. Washington, D.C.: U.S. Government Printing Office, 1993.
- Thornton, Jonathan and William Adair. *Preservation Briefs 34: Applied Decoration for Historic Interiors: Preserving Composition Ornament*. Washington, D.C.: U.S. Government Printing Office, 1994.
- McDonald, Travis C. *Preservation Briefs 35: Understanding Old Buildings: The Process of Architectural Investigation*. Washington, D.C.: U.S. Government Printing Office, 1994.
- Birnbaum, Charles A. *Preservation Briefs 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes*. Washington, D.C.: U.S. Government Printing Office, 1994.
- Park, Sharon C. and Douglas Hicks. *Preservation Briefs 37: Appropriate Methods for Reducing Lead Paint Hazards in Historic Housing*. Washington, D.C.: U.S. Government Printing Office, 1995.

- Weaver, Martin E. *Preservation Briefs 38: Removing Graffiti from Historic Masonry*. Washington, D.C.: U.S. Government Printing Office, 1995.
- Piper, Richard. *Preservation Brief 42: The Maintenance, Repair and Replacement of Cast Stone*. Washington, D.C.: U.S. Government Printing Office, 1995.
- Park, Sharon C. *Preservation Briefs 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings*. Washington, D.C.: U.S. Government Printing Office, 1994.
- Slaton, Deborah. *Preservation Brief 43: The Preparation and Use of Historic Structures Report*. Washington, D.C.: U.S. Government Printing Office, 2004.
- Grimmer, Anne E. and Kimberly A. Konrad. *Preservation Briefs 40: Preserving Historic Ceramic Tile Floors*. Washington, D.C.: U.S. Government Printing Office, 1995.
- Randl, Chad. *Preservation Brief 44: The Use of Awnings on Historic Buildings Repair, Replacement & New Design*. Washington, D.C.: U.S. Government Printing Office, 2004.
- Look, David W., AIA, Terry Wong, P.E., and Sylvia Rose Augustus. *Preservation Brief 41: The Seismic Retrofit of Historic Buildings*. Washington, D.C.: U.S. Government Printing Office, 1997.
- Leeke, John and Aleca Sullivan. *Preservation Briefs 45: Preserving Historic Wooden Porches*. Washington, D.C.: U.S. Government Printing Office, 2006.
- Randl, Chad. *Preservation Briefs 46: The Preservation and Reuse of Historic Gas Stations*. Washington, D.C.: U.S. Government Printing Office, 2006.